

## **CHAPTER VI: PARKING AND LOADING STANDARDS**

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- 6.1 PURPOSE.** This chapter establishes minimum parking standards to ensure that all development provides safe, convenient and adequate off-street parking and loading areas.
- 6.2 PARKING REQUIRED FOR ALL STRUCTURES.** For all buildings or structures hereafter erected, constructed, reconstructed, moved or altered, off-street parking shall be provided. Such parking spaces shall be located entirely on the same property as the main use with no portion other than the necessary drives extending into any street right-of-way or other public way. The issuance of zoning compliance certificates or certificates of occupancy shall require compliance with the minimum parking standards even though a plan may have been approved previously which included fewer parking spaces.
- 6.2.1 Minimum Parking Requirements.**
- A. Each use shall provide the number of parking spaces specified in Exhibit 6.2.1.
  - B. The Administrator shall determine the number of parking spaces required for uses not referenced in Exhibit 6.2.1 by applying the standard for the most similar use or uses as listed in the table. If there is no similar use, the Administrator shall make a determination based on available parking studies or standards.
  - C. Any fraction of a parking space calculated as required under this chapter shall be counted as a full parking space.
  - D. Parking shall be provided on the same lot with the use except as permitted by this chapter.
  - E. Handicapped spaces shall be designed and provided as required by the Americans with Disabilities Act (ADA) standards.
  - F. Off-street parking facilities shall be provided for any new building constructed, for any new use established, for any addition or enlargement of an existing building or use, or for any change of occupancy or manner of operation that would result in additional parking spaces being required. If insufficient parking exists on a lot or parcel, then the number of spaces required to meet the needs of both the existing and proposed buildings or uses shall be provided.
  - G. Facilities being used for off-street parking on the effective date of these regulations shall not be reduced in capacity to less than the number of spaces prescribed, or altered in design or function to less than the minimum standards prescribed herein.
  - H. For sites with more than one use, or for adjacent sites served by a common parking facility, the parking requirement shall be the total number of spaces required for each site or use, except as otherwise provided.



- I. Head-in parking from any public right-of-way shall not be permitted.

**Exhibit 6.2.1: Minimum Parking Requirements**

Use Categories	Specific Uses	Vehicle Spaces
<b>Residential</b>		
<b>Group Living</b>	Nursing Homes; Assisted Living Facility; Treatment Facility; Small Group and Large Group Living Facilities	1 per 4 beds + 1 per each 3 employees
	Other Group Living	1 per 4 beds
<b>Household Living</b>	Business Residence	1 per residence + business parking
	Bed and Breakfast	1 per guest room + 2 spaces for owner's portion
	Single-Family and Duplex	2 accessible (non-tandem) spaces per dwelling unit
	Multi-Family	2.2 per unit
	All Other Household Living	1 per unit
<b>Institutional</b>		
<b>College, Vocational / Technical Schools</b>		1 per 2 students
<b>Community Services</b>	Community Center	1 per 250 square feet or 1 per 4 patrons, whichever results in more spaces
<b>Day Care</b>		1.5 per employee + drop-off/pick-up area
<b>Detention Facilities</b>	Jails, Honor Camps, Reformatories, Law Enforcement Rehabilitation Centers	1 per employee on maximum shift, 1 per service vehicle
<b>Hospital/Clinic</b>		1 per 2 beds + 1 per employee
<b>Parks and Open Areas</b>	Campground	1 sp (10'x30') campsite + 1 sp (10'x30')/6 camp sites for add'l RV's, + 4 sp/laundry & shower facility
	Golf Course	6 spaces per hole
	All Other	20 spaces per athletic field or ball diamond or 1 per 4 seats whichever results in more spaces
<b>Religious Assembly</b>		1 per 3 seats (one seat = 18")
<b>Safety Service</b>	Fire or Police Station; Emergency Response Service	1 per employee + 1 per each 3 volunteer personnel on normal shift + 1 per 200 sf usable office space



Use Categories	Specific Uses	Vehicle Spaces
<b>Schools</b>	Elementary and Junior Highs	2 per classroom
	High Schools	1 per 4 students
	Schools of Private Instruction	1 sp/200 sf
<b>Commercial</b>		
<b>Office</b>	General Offices; Governmental Offices	1 per 300 square feet
	Medical/Dental	4 sp for each patient room
<b>Recreation and Entertainment, Outdoor</b>	Driving Range	1 per tee
	Miniature Golf	2 per hole
<b>Recreation and Entertainment, Indoor</b>	Assembly/Auditorium (bed and breakfast inn reception area)	1 per 4 seats or 1 per 50 sf of GFA (Gross Floor Area) if not permanent seats
	Amusement Center	1 per game table, video game, amusement device
	Bowling Alley	4 per lane
	Clubs/Lodges	1 per 3 persons
	Health Club/Fitness Center	1 per 200 sf
<b>Drive-Thru Uses</b>	Bank, Drive-Thru Facility	6 or more spaces/window for vehicle stacking room in addition to required bank parking (see "Retail Sales & Service")
	Drive-In Cleaners; Drive-In Liquor	3 sp/window
	Fuel: full-service w/ repair/service facility; full service no repair/service facility; self-service	Minimum 4 sp/service position + 2 sp + 1 sp/ employee on large shift for full-service with repair + 1 sp/50 sf usable floor area in bldg.
	Restaurant, Drive-In, no indoor Seating	5 per service employee + 1 per employee on maximum shift
	Restaurant, Fast-Food with Drive-In Facilities	1 sp/4 seats, 10 sp/window
<b>Retail Sales and Service</b>	Bars / Nightclubs	1 per 2 persons
	Banks (Branch and Drive-In)	1 per 300 square feet + required stacking spaces for drive-through
	Convenience Store	1 per 200 square feet of display area
	Hotels/Motels; Bed and Breakfast Inns	1 per room + 75 percent of spaces required for other associated uses (e.g., restaurants, bars, office, meeting areas)



Use Categories	Specific Uses	Vehicle Spaces
<b>Retail Sales and Service</b>	Restaurants	1 per 3 seats + 1 per each 200 square feet of GFA for patron use
	Shopping Centers	
	Less than 15,000 square feet	1 per 200 square feet
	15,000 + square feet	1 per 250 square feet
	Theaters	1 per 4 seats
	Vehicle Sales, New & Used, including Recreational Vehicles/Boats	spaces equal to 10 percent of vehicle display area
<b>Storage</b>	Other Retail Sales, High Volume, Stand-Alone (e.g., supermarkets, clothing and department stores, shopping complexes, hardware building supplies, book stores, big box stores and similar uses)	1 per 200 square feet (includes employee parking)
	Other Retail Sales/Services, Low Volume, Stand-Alone (e.g., appliance and sales, repair shops, nurseries, green houses and similar uses)	1 per 400 square feet (includes employee parking)
	Self-Service	1 per 8 storage units + 1 per employee on maximum shift
<b>Vehicle Repair</b>	Bulk or Tank Stations	1 per employee + 1 per facility vehicle + 10,000 square feet of loading space
		2 per service bay + 1 per employee
<b>Vehicle Service, Limited</b>	Car Wash, Self-Service	3 per bay
	Car Wash, Full-Service	10 per bay
	Service Stations; Oil, Lube, Muffler Service	4 per service bay + required stacking spaces
	Other Limited Vehicle Service	2 per service bay + 1 per employee
	Tire, Batteries, Accessory Retailers	3.3 per 1,000 sf GFA
<b>Industrial</b>		
<b>Manufacturing and Production</b>		1.1 per employee
<b>Warehouse and Freight Movement</b>		1 per 1.5 employees or 1,000 square feet, whichever results in more spaces
<b>Wholesale Sales</b>		1.1 per employee

**6.2.2 Parking Design Standards.** Exhibit 6.2.2 establishes the minimum design standards for parking areas; the Administrator may require modifications to parking lot design to ensure the safety of pedestrians, bicyclists and motorists.



### Exhibit 6.2.2: Minimum Parking Facility Design Standards

Parking Angle (degrees)	Maneuvering Lane Width (feet)		Parking Space Dimensions (feet)		Total Width of 2 Tiers of Spaces & Maneuvering Lane (feet)	
	One Way	Two Way	Width	Length	One Way	Two Way
30° - 50°	12	20	9	18	48	56
51° - 75°	13	22	9	18	49	58
76° - 90°	N/A	24	9	18	N/A	60

- A. All parking areas and drives shall be ready for use prior to occupancy of a building or site, and shall be approved by the Administrator prior to the issuance of a certificate of occupancy. The Administrator may grant special permission to delay this requirement due to weather conditions not being satisfactory for proper installation of surfacing materials.
- B. All off-street parking shall be located at least 10 feet from the front property line.
- C. Parking facilities constructed or substantially reconstructed subsequent to the effective date of these regulations, whether required or not, shall conform to these design standards.
- D. All required parking facilities shall be maintained for the duration of the use requiring such facilities. Required parking facilities shall be used exclusively for the temporary parking of passenger automobiles, motor vehicles or light trucks, and shall not be used for the sale, display or storage of merchandise, or for the storage or repair of vehicles or equipment.
- E. Each standard parking space shall consist of an independently accessible rectangular or trapezoidal area.
- F. Each parking and loading area shall have adequate drives, aisles, and turning and maneuvering areas for access and usability, and shall at all times have access to a street or alley and provide sidewalk access to buildings.

#### 6.2.3 Parking Area Paving & Drainage.

- A. Parking surfaces shall be designed to withstand anticipated traffic loads. The County Engineer may authorize the use of pervious materials, provided that the applicant



documents that the proposed design and construction will be durable under anticipated traffic demands.

- B. All parking and loading facilities shall be designed, graded and provided with permanent storm drainage facilities that prevent standing water on any parking area, and do not increase the flow of water onto adjacent properties, streets or alleys.

### 6.3 OFF-STREET LOADING REQUIREMENTS.

- A. Off-street loading facilities shall be provided for any new building constructed, for any new use established, and for any addition or enlargement that would result in the additional loading spaces pursuant to Exhibit 6.3.1. Loading and unloading spaces, unless adequately provided for within a building shall be an area ten feet (10') by forty feet (40'), with fifteen feet (15') vertical clearance.

**Exhibit 6.3.1: Loading Requirements.**

Gross Floor Area (SF)	Loading and Unloading Spaces Required
0 - 1,999	None
2,000 - 4,999	Up to 1 space at the discretion of the Administrator
5,000 - 19,000	1 space
20,000 - 99,000	1 space plus one space for each 20,000 sq. ft. or portion thereof in excess of 20,000
100,000 or more	5 spaces plus one space for each 40,000 sq. ft. or portion thereof in excess of 100,000 sq. ft.